



PLANNING COMMISSION

MEETING SUMMARY

Thursday, January 6, 2011

City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Joe Lipinsky

Kathy Richardson

Jan Klier

Jeff Wasserman

Mike Collins

Michael Luxenberg

ABSENT: Mahbubul Islam

CALL TO ORDER

Chair Lipinsky called the meeting of Sammamish Planning Commission to order at 6:30 p.m.

APPROVAL OF AGENDA – Approved

MINUTES OF THE MEETING – 11/18, 12/02, 12/16 - Approved

STAFF PRESENT

Kamuron Gurol, Community Development Director

Susan Cezar, Community Development Deputy Director

Eric LaFrance, Senior Stormwater Program Engineer

Rob Garwood, Senior Planner

Debbie Beadle, Community Development Secretary

DIRECTOR'S REPORT FROM CITY COUNCIL MEETING 12/14.

Kamuron Gurol opened the meeting and welcomed the Planning Commission to a new calendar year. He personally thanked the Commission in advance for the time and commitment they would contributed over the forthcoming months. An additional welcome was given to new Commissioners Mike Collins and Mike Luxenberg. It was also noted for the record that 2011 also commenced with a new Chair and Vice Chair (Chair Lipinsky & Vice-Chair Richardson).

The Commission were updated with details from the City Council Meeting on 01/04/2011. Mayor Don Gerend would continue for the forthcoming year as Mayor of Sammamish and Deputy Mayor Odell had been appointed for the forthcoming year until December 2011.

The following two business items were discussed at the City Council meeting:

- Fund Raising Signs – Emergency Ordinance
- Shoreline Master Plan – (Planning Commission will not have a role with this in 2011) Department of Ecology would be involved in the forthcoming months.

The City Council Retreat would take place February 3, 4 and 5 2011. All departmental work program calendars would be discussed and prioritization of the most important subjects for the City of Sammamish would be discussed.

REVIEW OF WORK PROGRAM CALENDAR

Kamuron Gurol discussed the Work Program calendar and advised that this evening's meeting would include the continuation of the Electric Vehicle Charging Stations, including the Public Hearing, Deliberations and Recommendations.

A full description of the calendar was discussed to advise the new Commissioners of the format of the calendar over the forthcoming months. The PRO Plan Orientation will take place on 02/03/2011. Additional calendar details will follow the Council Retreat.

PUBLIC COMMENT – NON AGENDA – None

OLD BUSINESS

ELECTRIC VEHICLE CHARGING STATIONS

- Introduction/Public Hearing/Deliberations/Recommendations

Kamuron Gurol, Community Development Director, introduced *Rob Garwood, Senior Planner*. A number of power point slides (as detailed below) were presented.

Presentation details as follows:-

Electric Vehicle Infrastructure Decision Points cont'd

- Decision Point #1
Require a minimum of Electric Vehicle (EV) parking stalls? (Code proposed SMC 21A.40.125 (1)).
Options:
 1. Keep the current proposed requirement.
 2. Change the requirement to utilize a percentage approach or some other number per 100 stalls.
 3. Delete the requirement and have no specified number of EV stalls required.
- Decision Point #2.
Time limits on EV parking Stalls are allowed none specified (Proposed SMC 21A.40.125 (6)).
Options
 1. Approve as written.
 2. Add specific time allowances.
 3. Delete the allowance for setting times on stalls.

- Decision Point #3.
Allow for fees to be charged for charging Electric Vehicles.
Options
 1. Current code does not address.
 2. Add language that allows fees to be charged, but do not set a fee.
- Decision Point #4.
Only allow Electric Vehicles in EV stalls (Proposed 21A.40.125 (3 and 5) and only while charging (Proposed 21A.40.125 (6)).
Options
 1. Keep existing code language.
 2. Remove and place no limits on parking in EV charging stations stalls.

Rob Garwood, Senior Planner, addressed questions raised by the Commission and clarification was obtained on points discussed.

Public Comment Opened – No Public Comment Received
Deliberations commenced following public comment.

Motion Raised: Adopt current code as written.

The Planning Commission proposed to accept the following:

Decision Point 1)

Commissioners agreed no specified number of EV stalls required and requested staff provide information regarding possible incentives - Staff will readvise this point and bring back at the 01/20/2011 meeting.

Approved 6:0

Decision Point 2) Approved as written 6:0

Decision Point 3)

Commission agreed 2) Add language that allows fees to be charged, but do not set a fee

Approved 6:0

Decision Point 4) Decision point discussed – Approved 6:0 for discussion to continue at the next meeting 01/20/2011

Motion Raised: Adopt code as written – seconded

Discussion and amendments discussed with each Commissioner. Amendments discussed would be presentated at the next Planning Commission meeting 01/20/2011.

Public Comment

Stan Bump, 23010 SE 8th Street, Sammamish 98075

Erica Tiliacos, 1130 Lancaster Way SE, Sammamish 98075

OLD BUSINESS

SURFACE WATER DESIGN MANUAL

- 101 Reprise

Kamuron Gurol, Community Development Director, introduced Eric LaFrance, Senior Stormwater Engineer. A number of power point slides (as detailed below) were presented.

Presentation details as follows:-

Quick Review

- NPDES: National Pollutant Discharge Elimination System
- Born out of the Clean Water Act (CWA)-1972
- CWA's goal: "To restore and maintain the chemical, physical, and biological integrity of the nation's waters."

Evolution of the CWA

- Low-hanging fruit
- Early gains
- Downward trends
- New

Low-hanging fruit

- Early gains
- Downward trends
- New targets

Cuyaha River Fires

- 1932, 1956 and 1969
- Industrial polluters
- Municipal sanitary sewers

Early Gains and Downward Trends

- 70's and 80's water quality was improving
Lake Washington
- Early gains were insufficient
The CWA was amended in 1987
NPDES Phase I & II

Phase II Minimum Measures

- Public education and outreach
- Public involvement and participation
- Illicit discharge detection and elimination
- **Controlling runoff from development**
- Pollution prevention for municipal operations

NPDES is Driving

- The federal program has been delegated to the state level at the Department of Ecology
- Ecology issued a permit in 2007
- The permit has phased requirements
- Requirement to adopt a new stormwater manual equivalent to the Dept. of Ecology's

Purpose and Need for New Manual

- The City currently uses the 1998 King County Surface Water Design Manual (KCSWDM)
- Does not meet permit requirements
- 13 years old
- Staff recommends using 2009 KCSWDM for sites over 1 acre with City specific addendum
- New manual is updated with LID techniques

Equivalency Requirements

- Adopt King County Code Title 9
 - Been there done that
- Adopt 2009 KCSWDM with City addendum
- Adopt King County Stormwater Pollution Prevention Manual
- Adopt changes in other areas of the code
 - ex. Title 16

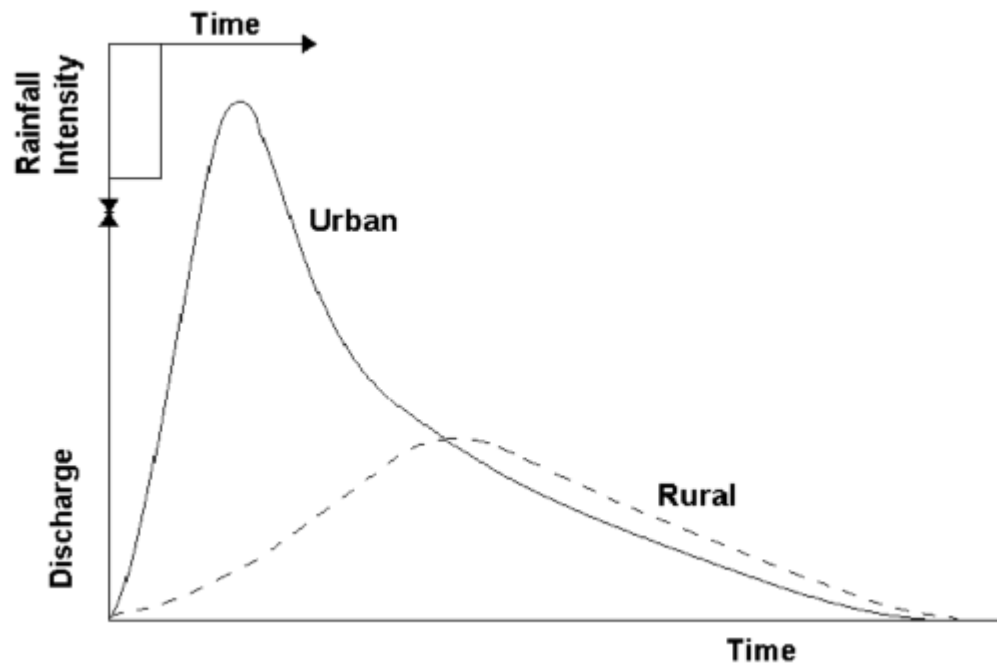
Changes in Requirements

- Thresholds triggering requirements
- Flow control
- Water quality treatment
- Erosion and sediment control

Thresholds Triggering Requirements

- New impervious surface threshold
 - (from 5,000 square feet to 2,000 square feet)
- New threshold of 7,000 square feet for land disturbing activity
- Soil Amendments and Erosion Control
- Requirements for redevelopment (replaced surfaces)
 - Based on valuation or % of new impervious

Effect of Urbanization



Urbanization increases both the intensity of flows and the durations that our streams experience the higher flows.

Flow Control

- Full dispersion or Best Management Practices (BMPs)
- Based on “historic” (forested) conditions
- Previous KC Manual allowed 1979 conditions
- Account for existing impervious surface added since 1/8/2001 (ESA 4(d) ruling on Chinook)
- Low Impact Development (LID) required for small lots, encouraged for large developments

Flow Control –Examples of LID Credits

- Full dispersion-assume area as forest
 - Dispersion into vegetation
- LID modeling credits for
 - “Limited infiltration”
 - Rain garden
 - Permeable pavement
 - Vegetated roof
- Draft LID Memo from Ecology

Water Quality Treatment

- Most of City would remain unchanged
- Redevelopment triggers WQ treatment
- New category of “Enhanced Basic” treatment
 - High density development

Erosion & Sediment Control (ESC)

- ESC Supervisor required
 - Approved by City
 - Certification required for large sites
- Added Measures
 - Monitoring and Active Treatment Systems
- Requirements linked to Water Quality
 - turbidity levels

Facility sizing/cost implications

- Larger flow control facilities
 - Conversion of pasture will be treated as conversion of forest –volumes 30% larger
- Larger water quality facilities required in few cases
- Redevelopment may have to upsize existing facilities

Where You Come In

- Ecology permit regulates sites over 1 acre
 - No backsliding from current standards
- Option 1
 - 2009 King County Surface Water Design Manual For all sites
- Option 2
 - 2009 manual for sites greater than 1 acre, use old manual for smaller sites. (Bifurcated Manual)

Next Steps

- Approach policy choices with drafted code language
- Incorporate your policy direction into code
- Finish taking stormwater regulations through SEPA
- Stormwater regulations to Council for adoption.

Next Time

- More discussion in a couple of weeks
- Preparation of “Manual”
 - Reference 2009 KC manual and incorporate City requirements in an addendum
- Distribute the addendum and other necessary changes
- Deliberations and hearings

The subsequent 10 slides of the presentation are visual explanations of the following:

- Before Development
- After Development
- Bioretention Areas
- Raingardens
- Bioorientation inb Profile
- Pavements that Flow
- Permeable Pavers
- Green Roofs
- Rainwater Harvesting
- Stormwater Filters

What are our neighbors doing?

Jurisdictions	Method for Equivalency	Previous Manual	1 acre Threshold (Bifurcated)
Issaquah	2009 KCSWDM + Local Addendum	1998 KCSWDM	Yes
Kirkland	2009 KCSWDM + Local Addendum	1998 KCSWDM	Yes
Renton	2009 KCSWDM + Local Addendum	1990 KCSWDM	No
Lake Forest Park	2009 KCSWDM + Local Addendum	1998 KCSWDM	Yes
Woodinville	2009 KCSWDM + Local Addendum	1998 KCSWDM	No

Eric LaFrance, Senior Stormwater Engineer, answered Commissioner questions and concluded the 101 Reprise presentation.

NEW BUSINESS

PLANNING COMMISSION ORIENTATION

Kamuron Gurol, Community Development Director, presented a number of power point slides (as detailed below) to the Commission. The orientation was specifically targeted at the new commissioners and served as a reminder to the existing members.

Chair Lipinsky, Vice Chair Richardson, Commissioner Luxenberg, and Commissioner Collins remained at the meeting for this presentation.

Presentation details as follows:

Job Description and primary duties

- Review City Comprehensive plan, subarea plans, land use regulations
- Take public comments into account
- Make recommendations to the City Council

Basics and by-laws

- 7 members appointed by the City Council
- Chair and Vice-Chair
 - Run meetings in a fair, efficient, productive, informative manner
 - Spokesperson for the Commission
 - Work with DCD Director on calendar and agendas
- Election process

Meeting, agenda and records

- First and third Thursday at 6:30pm, special meetings as needed
- Agenda/materials emailed by preceding Friday
- Minutes and records compiled by staff and approved by the Commission
- Joint meetings with CC twice per year

Comments and information sharing

- Public comments are taken at each meeting on non-agenda items
- Comments on agenda items typically at the public hearing
- Staff compile/synthesize comments so all members have equal access

Public statements & conflicts of interest

- Chair (or VC) serves as spokesperson
- Typically the transmittal letter is the vehicle to communicate statements from the PC
- Meetings are open, fair and transparent
- Members should seek the advice of staff to disclose any actual or perceived conflict

Attendance and expectations

- Read materials ahead, ask questions ahead
- Attend each meeting and participate
- Absences in by 4:30pm
- Keep an open mind
- Listen to all perspectives
- Compromise, teamwork
- Best interests of the whole community

PC Recommendations

- Consensus or majority; minority view
- Written statement or transmittal letter with facts, findings and rationale
- Hand-off meetings (Chair/VC attends a Council meeting)
- DCD Director reports to the City Council on Commission's work and vice versa

Typical process

- Staff and Council adopt annual work program
- Items scheduled by DCD Director, then discussed with PC Chair and VC
- Policy or code project includes:
 - Staff research, public outreach as needed
 - Introduction at PC, Q&A
 - Public Hearing, Deliberation

- PC decides on recommendation to CC
 - Hand-off to CC
- Five to ten projects per year, depending...

GMA goals Vision 2040, CPP's

- State law, ex GMA
 - 13 planning goals plus SMA goals
 - Multi-county planning policies (MPPs)
 - Countywide planning policies (CPPs)
 - **Local comprehensive plans**
 - **Local development regulations**
 - Permits for development
- Puget Sound Regional Council –Vision 2040 (MPPs)
- Growth Management Planning Council –CPPs

Sammamish planning documents

- Sammamish Comprehensive Plan
- All elements required by GMA (transportation, land use, housing, environment, capital facilities, etc.)
- Policy-level document
 - Can amend once per year only
- Shoreline Master Program
 - Policies and regulations
 - Must be approved by Ecology
- Town Center Plan
 - Specific sub-area of Sammamish
- Other plans (Trails, Storm-water, etc.)

Municipal Code

- **21A Zoning** and 21B Town Center
 - Uses (permitted, conditional, special)
 - Development standards including **CAO**
- **15 Surface water**
- 16 Building code
- 19 Land division
- 20 Admin and SEPA procedures
- 21 Historic preservation
- **24 Comprehensive plan procedures**
- 25 Shoreline Management

Development regulation amendments

- Amend existing code (strikethrough and underline), or replace existing with new code
- PC ensures amended code reflects their policy recommendations
 - Staff do the research, conduct SEPA review, public notices, compile public comments, and write draft transmittal letter
- PC Chair and VC approve transmittal

Draft 2011 PC Work Program

- EV code
- SWDM
- ADU/cottage housing
- **PRO plan**
- Sustainability strategy
- Title 24
- **CAO review (incl tree retention)**
- Sign code
- Homeless encampments

In view of the lateness of the meeting, Chair Lipinsky requested that the Public Hearing / Deliberation / Recommendations on the Electric Vehicle Charging Stations be moved to the 01/20/2011 Planning Commission Meeting. Approved: 5-0

ADJOURN

Meeting adjourned at 9:12 p.m.

Chair: Joe Lipinsky

(Video Audio record 1/6/2011 refers.)

Secretary: Debbie Beadle